

OUR ZONING BLUEPRINT

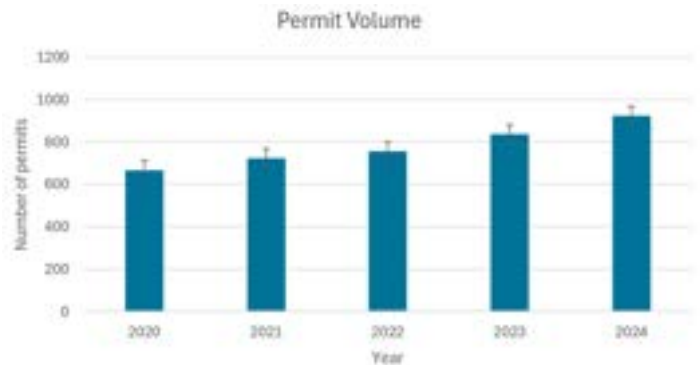
2024 Monitoring Report

In April 2019, Beaumont implemented its new Land Use Bylaw, titled Our Zoning Blueprint. The desired outcomes for the Land Use Bylaw include improving customer service by making the bylaw easier to use, and simplifying review and approval processes. It is intended to translate planning policies into regulation, and to encourage flexibility in site design. The results from January 2024 to December 2024 are presented below.

Our Growth

Permit Volumes (all) 2020-2024

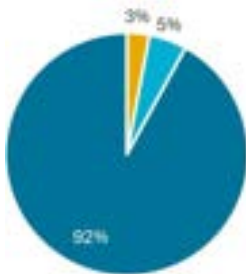
- 667 permits in 2020
- 723 permits in 2021
- 756 permits in 2022
- 837 permits in 2023
- 925 permits in 2024



GOAL

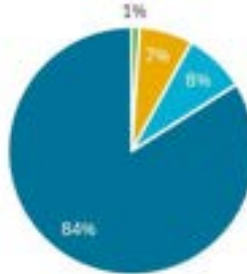
Provide Clarity on Application Process & Decisions

Commercial Tenant Improvements Days to Decision**



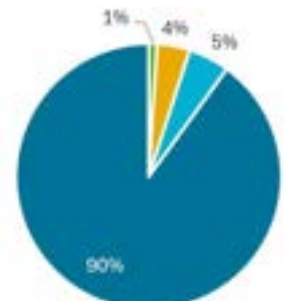
Average: 39 days
Slowest: 181 days
Quickest: 8 days

Residential Improvements* Days to Decision**



Average: 28 days
Slowest: 96 days
Quickest: 1 days

New Houses* Days to Decision**



Average: 33 days
Slowest: 128 days
Quickest: 1 days

■ 0-3 days ■ 4-10 days ■ 11-14 days ■ 15+ days

*The target for issuing a permit is 3 business days from receipt of a complete application

**Note: The current metric does not allow calculations for business days. The reported time is based on total days (including weekends, holidays, etc.)

GOAL

Provide Clarity on Application Process & Decisions Con't

Complex Commercial Permits

Received

- 8 Complex permits received in 2023
- 10 Complex permits received in 2024
- 25% increase from 2023 to 2024

Results

The average number of days for a decision to be made from the date of a complete application is 40 Days.

Subdivision Applications

Goal: 60 Business Day from receipt of a complete application to make a decision

Received

- 6 Subdivision Applications in 2023
- 21 Subdivision Applications in 2024
- 250% Increase from 2023-2024

Results

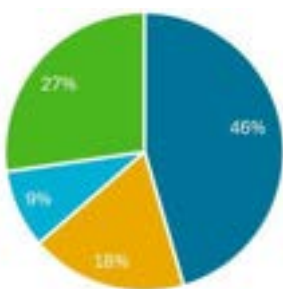
The average number of days for a decision to be made from the date of a complete application is 95 Days.

GOAL

Provide Flexibility of Site Design

Our current results for variance applications to Land Use Bylaw standards are as follows:

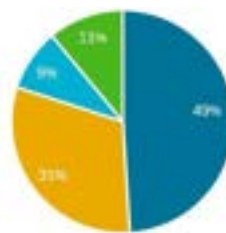
- 46% to Site Coverage: 10 Variances
- 18% to Sign regulations: 4 Variances
- 9% to fence height standards: 2 Variances
- 27% to setback standards: 6 Variances



■ Site coverage ■ Sign ■ Fence Height ■ Setbacks

Our current target is to promote a diversity of frontage type standards. Review of results indicate:

- Single family homes with front attached garages remain a predominant house type, but have been reduced slightly compared to last year.
- Single family homes with other types of parking (rear detached garages, parking pads etc.) have increased from last year.
- Opposite to last year, multi- attached housing has exceeded semi-attached housing, likely due to market conditions



■ SFD Front Attached ■ SFD other ■ Semi-attached ■ Multi-attached



Single Family Semi-Detached Multi-Attached

GOAL

Provide Flexibility of Site Design

The Land Use Bylaw aligning with the Municipal Development Plan Policy is a guiding principle of the document. Data will be reviewed for year-over-year trends, including infill and vacant lots, home-based businesses, and new storefronts. Diversity in frontage types will be looked at.